

Roof Forms, Roofing Materials and Guttering

Roof Forms

In most of the buildings in Albemarle Park the roof shape and color play an important part in the overall design of the building.

Most buildings have complex roof forms composed of steeply pitched intersecting gables or hips.

Dormers are frequent components of Albemarle Park roof forms.

Most buildings in Albemarle Park have broad eaves that overhang the exterior walls by 1' - 4' with some form of bracketing.

Broad eaves are recommended on new buildings. Bracketing on historic buildings should be preserved and restored. Bracketing and eave construction in harmony with the original design styles of Albemarle Park should be used in the designs of new buildings.

Roofs on new buildings shall complement the roof shapes of other buildings in Albemarle Park, being complex in design and steep in pitch.

All roof penetrations shall be in the form of dormers that are appropriate for the design of the structure.

Roofing Materials

In many cases the original roofing material was wood shingle. When these wore out and new roofing material was installed, the wood shingles were replaced by three-tab asphalt shingles. The Manor received a new roof of heavy, diamond shingles by 1940, much of which is still visible today.

Only Dark color asphalt or fiberglass shingles, or wood shingles are allowed on new roofs and in re-roofing jobs. Light colored roofs are not allowed.

Roofs of metal, slate, tile are not appropriate in Albemarle Park.

To recapture the look of the original wood shingle roofs, the use of "architectural shingles" is recommended. These are multi-tab shingles made in fiberglass or asphalt compositions which have more visible texture than common three-tab shingles. Certainteed, Manville, Owens Corning Fiberglass, GAF, and Georgia Pacific all manufacture product lines of this type of roofing shingle.

Skylights are allowed only on the Type 3 facade.

Metal and fiberglass awnings and roof canopies are not allowed.

Canvas and fabric awnings are allowed when it can be shown there is historic precedence for their presence on the

structure.

Guttering

Standard ogee guttering simulates a crown molding and is generally inappropriate as a replacement for half-round or box guttering. Half-round guttering and box guttering should be used.

Downspouts should be located as inconspicuously as possible. The original location of downspouts can usually be determined by finding the inlets to the original subsurface drainage system.

Roof Ventilation and Flashing

Ventilation

Continuous ridge vents, turbine vents, and mushroom vents placed on the Type 1 and Type 2 facades are not in character with the historic designs of the structures in Albemarle Park and are not allowed.

Proper attic ventilation can be best achieved through the use of low-profile, thermostatically-controlled power vents set close to the ridge on the Type 3 facade.

Another satisfactory method is the installation of wooden, gable-end, louvered vents designed to complement the trim detailing of the structure.

The use of soffit vents with these two types of roof vents is recommended.

In eaves with exposed rafters, the installation of one or two 2" diameter plug vents installed in the frieze board between each pair of rafters, painted the same color as the frieze board, is sufficient to provide adequate air flow and is compatible with these Guidelines.

In eaves with closed soffits and fascias, individual or continuous strip soffit vents installed in the soffit board, painted the same color as the soffit board, is sufficient and also compatible with these Guidelines.

Chimneys

Chimneys are a significant design element of the structures in Albemarle Park. They were originally constructed of brick or stone.

The removal of existing chimneys is not allowed.

The parging or stuccoing of existing brick or stone chimneys is not allowed.

All repairs shall be done so that they match the existing.

Repointing shall be done with mortar that matches the original in color and strength. The mortar joints shall be tooled so that they match the existing in appearance.

Chimney linings, rain diverters and other caps shall be kept as close to the top of the chimney as possible so as to not distract from the original appearance of the chimney.

Should a chimney require sealing, the chimney cap shall not be visible from ground. The HRC recommends the chimney be capped with a flat piece of sheet metal, 26 gauge or thicker, caulked and mechanically fastened to the top surface of the chimney. The cap should not extend over the edge of the chimney top and down the sides.

Wooden, boxed chimneys and exposed,

metal chimneys are not appropriate to the design of the structures in Albemarle Park and are not allowed.

Valley Flashing:

All valleys must be flashed as "open" valleys. The flashing material must be copper sheet metal, terne, galvanized sheet metal, or aluminum with a baked enamel finish, 26 gauge or thicker. No raw aluminum flashing is allowed.

A 1/2" - 1" upside-down V-crease down the center of the valley should be incorporated to act as a rain diverter.

The roof shingles shall be trimmed so that a straight edge runs parallel to the center of the valley.

The "open" portion of the valley shall be not less than 6" nor greater than 10" wide.

Chimney Flashing:

All chimneys shall have both step flashing and counter flashing, with the top edges of the counter flashing creased and tuckpointed into the masonry with mortar that matches the existing.

Porches, Decks & Exterior Stairs

Covered porches and verandas are important recurring features of buildings in Albemarle Park. A significant reason people came to the mountains in the late 1800s and early 1900s was to "take the mountain air." Many of Asheville's visitors came here seeking relief from the fetid atmosphere of Savannah, Charleston and other southern cities. Open porches, balconies and screened-in sleeping porches remain an essential part of Albemarle Park's architecture.

There have been several enclosures of porches in Albemarle Park, as the guest cottages became residences.

A sleeping porch at the northwest corner of Manzanita was seamlessly enclosed in 1939, the wall shingling done so as to match the existing as closely as possible the existing.

The basement level of Milfoil facing Cherokee Road was once all an open porch.

Chipmunk's open first-floor porch facing The Circle was enclosed in the 40s when more room was needed for the growing family.

Most of Cherokee's many porches have been enclosed.

Clover's large porch facing the Manor entrance was enclosed.

Porches should remain in their original state where possible.

Porches on the type 1 and type 2 facades

shall not be enclosed.

If a porch must be enclosed, it should be done in such a way that the original structure is still apparent. The original porch posts and railings should still be the main features on the exterior of the enclosure. Ideally, the enclosure should be made by simply setting glass behind the porch posts.

In new construction, covered porches are strongly encouraged.

Contemporary, unpainted decks are not allowed.

Where new porches are built and non-continuous footers and foundation walls are used, the spaces in between the piers below the 1st floor level shall be filled in with horizontal/vertical lattice.

Exterior stairs, used for fire escapes and second entrances, are not allowed on the Type 1 facade. They are not recommended on the Type 2 facade. They are allowed on the Type 3 facade.